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**Act No. 145 (H.837). Property; enhanced life estate deeds**

**An act relating to enhanced life estate deeds**

This act establishes the requirements and procedures for enhanced life estate deeds, a common tool used for probate and estate planning. An enhanced life estate deed is a method to transfer real estate from a grantor (the person who transfers the real estate) to a grantee (the person who receives it) upon the death of the grantor. When an enhanced life estate deed is used, the grantor keeps certain rights regarding the property while the grantor is still alive, including the right to continue living in the property and to sell or mortgage it. The grantee has only a future interest in the property and does not have the right to use it or live there while the grantor is still living. Immediately upon the death of the grantor, the grantee becomes the full owner of the property automatically, without having to go through the probate process.

Effective Date: July 13, 2020